

GLEN ROCK ZONING BOARD
Minutes of the June 1, 2016 Work Session
7:30 PM

In attendance: Bruce Beal, Diane Herrlett, Kay Tuite, Denley Chew, Bob Bourne, Bill Mitchell, Barbara Schineller and Janet Chen. Also in attendance was Spencer Rothwell, Esq., Board Attorney

Mr. Beal asked the Board members to review the minutes of the May 4, 2016 work session and May 12 regular meeting and contact the Board Secretary with any additions or corrections.

Old Business:

**Block 115, Lot 15
216-220 Rock Road**

Applicant: New York SMSA Limited Partnership d/b/a/ Verizon Wireless

Applicant seeks site plan approval and use variance for installation of a network wireless communications facility atop the Glen Rock Inn.- **Postponed at the request of the applicant**

**Block 62, Lot 10
77 Greenway Road**

Applicant: Mr. Bradley Buchmann

Memorializing resolution for variances to construct new one family dwelling on existing foundation, and additional two story addition, one story addition and one story open porch addition which will, if constructed, encroach into the required rear yard setbacks.

The Board Secretary will distribute the draft of the resolution when she receives it from the Board Attorney.

**Block 180, Lot 7
35 Somerset Court**

Applicant: Mr. Seth Schwartz

Memorializing resolution for variances to construct a front canopy of existing front steps which will, if constructed encroach into the required front yard setback.

The Board Secretary will distribute the draft of the resolution when she receives it from the Board Attorney.

Block 195, Lot 4
348 Boulevard
Applicant: Ms. Valentina Ramos

Memorializing resolution approving variances for constructed wood frame deck without a building permit which encroaches into the required front side setback.

The Board Secretary will distribute the draft of the resolution when she receives it from the Board Attorney

Block 175, Lot 1.03
5 Romary Court
Applicant: Mr. & Mrs. Tedd Kochman

Applicants propose to construct two additions which will, if constructed, cause the dwelling to exceed the permitted effective gross floor area (EGFA.) Applicant seeks relief from Borough Ordinance 230-54(J), where 3,689 sq.ft. is permitted (32.83%), 3,927 sq.ft. (34.95%) is proposed, a difference of 238 sq.ft. (2.12%) and any other variances and waivers that are required in connection with this application.

The Board members have not received any new plans from the applicant. The applicant was in the audience and stated there will be revisions to the plans that will lower the FAR.

New Business:

Block 195, Lot 15
384 Boulevard
Applicant: Ms. Debra Varney

Applicant proposes to construct second story addition which will, if constructed, encroach into the required front and side yard setbacks, exceed the permitted total side yard and exceed the permitted stair width. Applicant seeks relief from Borough Ordinance 230-54 (B) where a front yard setback of 41.63' and 36.63' (average setback study) is required, 40.2' (stoop) and 35.2' (2nd story) are proposed, a difference of 1.43, 230-54 (C) where a side yard of 8.27' is required, 3.3' is proposed, a difference of 4.97', 230-54(C) where a total side yard of 14.5' is required, 14.2' is proposed, a difference of .3' and 230-20(D) where a 7' wide step in permitted, 7.5' is proposed, a difference of .5' and any other variances and waivers that are required in connection with this application.

The applicant failed to notice in time for this meeting, so the Board members did not discuss it. It will, however, be on the agenda for next week.

Block 135, Lot 1
739 Harristown Road
Applicant: Mr. David Lindley

Applicant proposes to construct a driveway which, if constructed, would exceed the permitted width and convert an unfinished attic to habitable space which would cause the Effective Gross Floor Area to exceed the permitted square footage. Applicant seeks relief from Borough Ordinance 230-33(B), where a driveway width of 25' is permitted 16' past the curb, 41' is proposed, a difference of 16' and 230-54 (J) where 4,112.5 square feet is permitted, 4,428' square feet is proposed, a difference of 316 square feet and any other variances and waivers that are required in connection with this application.

The applicant is in the process of completing the construction of a new home. He is requesting a variance to widen the driveway to 41 feet, where 25' is allowed and use a storage area over the attached garage as habitable living space, increasing the EGFAR to over what is permitted.

Block 188, Lot 2
161 Harristown Road
BSREP II Simply Storage Acquisitions, LLC

Applicant requests a Zoning Interpretation of §230-70 of the Glen Rock Zoning Ordinance (Permitted Uses – D Industrial Zone) for a self-storage facility in the D Industrial Zone.

The applicant is seeking an interpretation of allowable uses in the D industrial zone. They are proposing to construct a self-storage facility and the use is not specifically included or excluded in the ordinance. The Zoning Officer will be present at next week's meeting to lend his expertise.

As there was nothing further before the Board, the meeting was adjourned at 7:55 pm.

Respectfully submitted,

Nancy Spiller
Board Secretary